

00547911/rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

WELLS FARGO BANK, N.A., its successors in
interest and/or assigns

vs.

UNKNOWN HEIRS AND DEVISEES OF
RONALD E. DAUGHERTY; LINDA
LIBERATO; STATE OF WASHINGTON;
OCCUPANTS OF THE PREMISES

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY**

CAUSE # 14-2-24166-6 KNT

JUDGMENT RENDERED ON	7/21/2015
WRIT FOR ORDER OF SALE ISSUED:	1/14/2016
DATE OF LEVY:	2/16/2016

TO: UNKNOWN HEIRS AND DEVISEES OF RONALD E. DAUGHERTY; STATE OF
WASHINGTON; OCCUPANTS OF THE PREMISES (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

5121 SOUTH 170TH STREET, SEATAC, WA 98188-3259

THE WEST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 23
NORTH, RANGE 4 EAST, W.M.;

THENCE ALONG THE WEST BOUNDARY OF SAID SUBDIVISION SOUTH 00 DEGREES 48'39" EAST 472.16
FEET;

THENCE PARALLEL TO THE NORTH BOUNDARY LINE OF SAID SUBDIVISION SOUTH 89 DEGREES
21'31" EAST 232.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING SOUTH 89 DEGREES 21'31" EAST 100.00 FEET;

THENCE SOUTH 00 DEGREES 43'39" EAST 200.00 FEET;

THENCE NORTH 89 DEGREES 21'31" WEST 100.00 FEET;

THENCE NORTH 00 DEGREES 48'39" WEST 200.00 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS THE WEST 50 FEET OF LOT "N" OF SUNRISE VIEW, ACCORDING TO THE
UNRECORDED PLAT);

THE EAST 25 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 23
NORTH, RANGE 4 EAST, W.M.;

THENCE ALONG THE WEST BOUNDARY OF SAID SUBDIVISION 3, 00 DEGREES 48'39" EAST 472.16
FEET;

THENCE PARALLEL TO THE NORTH BOUNDARY LINE OF SAID SUBDIVISION SOUTH 89 DEGREES
21'31" EAST, 132.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUE SOUTH 89 DEGREES 21'11" EAST 100.00 FEET;

THENCE SOUTH 00 DEGREES 48'39" EAST 200.00 FEET;

THENCE NORTH 89 DEGREES 21'31" WEST 100.00 FEET;

THENCE NORTH 00 DEGREES 48'39" WEST 200.00 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS THE EAST 25 FEET OF LOT "O" SUNRISE VIEW, ACCORDING TO THE UNRECORDED
PLAT);

SITUATE IN THE CITY OF SEATAC, COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NO.: 812520-0540-06

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: APRIL 8, 2016
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$228,548.34** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☒ 1. No redemption rights after sale.
☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .
☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
RCO LEGAL, P.S.
13555 SE 36TH STREET
STE 300
BELLEVUE, WA 98006
425-458-2121